

**MINUTES OF THE
WEST LAFAYETTE REDEVELOPMENT COMMISSION**

April 13, 2007

Redevelopment Commission members present: Steve Belter, Larry Oates, Patsy Hoyer, and Diane Damico. Also in attendance: Mayor Jan Mills, City Attorney Bob Bauman, Clerk-Treasurer Judy Rhodes, City Engineer Dave Buck, Fire Chief Phil Drew, Tom Gall of T. J. Gall and Associates, Josh Andrew, Beverly Shaw, Charlotte Martin, and Deborah Kervin of the Department of Development, and citizens and members of the media.

Mr. Belter called the meeting to order at 12:07 p.m. Mr. Belter asked were all the appropriate notices posted and agendas mailed? Ms. Kervin answered yes they were.

OLD BUSINESS

Ms. Damico made a motion to approve the March 23, 2007 minutes. Ms. Hoyer seconded. Mr. Belter asked if there were any corrections. There were none. The minutes were approved and the motion passed 3-0.

Mr. Belter said the next item of old business is the temporary fire station. Dave (Buck) is going to give us an update on the temporary fire station.

Mr. Buck distributed copies of the floor plan schematics and three consultant services agreement for the temporary fire station design. (Copies of which are attached to the minutes) Mr. Buck said the Board of Works also received copies of the three consultant services agreements and I've asked them to wait until I've had the opportunity to present them to you (the Redevelopment Commission) and hold our meeting with the Amberleigh Village Homeowners' Association which is scheduled for this Sunday at 4:00 p.m. here in City Hall.

Mr. Buck pointed to the illustration and explained the different areas of the plan. He said this is the front driveway and the edge of the existing pavement. He continued with we have the truck pulling out of the existing center bay where it's been renovated. We've put in a larger door so that the truck will more easily fit in. It won't fit in widthwise, but height wise it's okay. We're still going to need a little bit of additional pavement out here to easily make that turn. Site work wise that is one of our larger costs or bigger challenges. The utilities all pretty much come in on the north and east ends of the building. Hopefully, there won't be a lot of upgrades or additional costs associated with getting the right amount of service and utilities in there. The truck bay would be lengthened; in the back of the existing bay that's there would be added space. This would be the only added space; everything else is done within the existing footprint of

the barn that's there and we'd be reusing the existing walls and the existing roof. We'd be filling inside the existing walls because it is pole barn construction. There would be additional framing for insulation purposes and getting the drywall finishes on. We're also putting in some windows and a couple of additional doors. The layout is pretty minimal for the fire station to minimize costs. This is one large kitchen and activity area. We have four beds in one large sleeping quarters room. The men and women's toilet is at the entry area and this is with the future in mind; that this would be public space and these two large rooms would potentially become one by just taking out this wall. So we'd keep that wall pretty minimal as far as the electrical, if it needs to be taken out. This would be the big meeting room with the entry area and public rest rooms. The fire station office will be another space for dispatch and communications to happen while the fire station is there and then Parks offices, which are there now and being moved, can go back in there and have some additional space. Equipment storage would be a dual thing for the fire department. They would use it for things related to the fire engines and the operation out of the truck bay and then when Parks would be in here, it would be for their use. Then we need a mechanical room and a janitor's closet for plumbing and HVAC, the furnace, and things like that. But, we're trying to keep the square footage as small as possible. We are working with this group of consultants; Kelly Good of KJG Architecture, Schneider Corporation and L'Acquis Consulting which are the mechanical and electrical people. We want to keep our costs low, the things that we don't have a good hold on right now are the interior things, the site work, and the utilities—how much we're going to get into there—and what those costs might be.

Mr. Buck said we'll be meeting with the Amberleigh Village Homeowners' Association on Sunday. We're going to talk about all of their concerns with the temporary fire station being there; making it clear that it is temporary. What things can we do on this west side of the building to help buffer and screen what's going to be going on, both for construction and with the Fire Department being there—additional landscaping or things like that? Mr. Belter said (referring to the chart) this bay is obviously too short for the truck...Mr. Buck said it would fit, but it would be too close for comfort. We're going to add on a minimal area here so that there's the factor of safety for backing in. Mr. Buck said we threw together some elevations real quick to see what it would look like. These were just done this morning. This would be the front. We would like to achieve some kind of little entry way—a covered porch kind of thing—so that when it is a public meeting area that that's obviously the place to go in and not the garage. That could be added later. The back, that's the added area right there and this is kind of a cross-section in through and that would show what the side of the back would be—we would keep that roof relatively low so that it wouldn't show up from beyond the back of the building.

Mr. Belter asked is there a floor in there now? Mr. Buck answered there is, we're taking pavement bores to try and determine the depth of it. There are not any real good plans on it. They're concerned that it might just be a four foot thick slab of concrete in there which makes any in-floor plumbing or anything that we would have to cut the floor for pretty difficult—we'd change modes and design it differently. Hopefully, it's 4 – 6

inches thick which is standard and we can do the traditional floor trenching that would be done in a project of this type with a floor slab. Mr. Belter said you also need to figure out whether or not it's going to hold the truck? Mr. Buck said I'm going to tell you that it's going to hold the truck; I don't think that that's going to be a concern. It was built by Purdue and everything that we've seen from the framing of the barn to the foundations that they've had experience getting into, as far as the Parks Department's history there, they know it's built pretty well. The floor is cracked here and there, but it's not cracked bad or anything like that. I don't see the truck being a problem, but we will definitely cross that off the list and make sure it's not an issue.

Ms. Damico said is there any advantage of having the walls...because you mentioned being able to take the walls back down especially around the office area. Is there any advantage to making those permanent walls rather than just room dividers? Mr. Buck said this would really be the only wall that wouldn't be...Ms. Damico said required. It could be permanent, if they wanted to leave it, they could leave it. It probably won't have as many outlets, if any, or any other electrical in them—light switches and things like that. So that if they wanted to take it out, it would just be the mess of taking it out and we wouldn't have any issues. Mr. Belter said all the walls are permanent except for that one. This is all permanent; this is the only temporary wall. Chief Drew said this is a good design, this is not load-bearing, so it can come out very easily. Ms. Damico said what's the advantage of having the office wall permanent, rather than not? Mr. Buck said Parks is going to need that space. They have an office right about here and another small one here and a little rest room off of it and this is a storage area down here. When they come back here, they're going to want to have dedicated space that they can lock—have their computers and other stuff in and not have it open to the public. There would be one or two doors to the meeting room and the rest rooms would always be unlocked, but everything else then would be able to be locked down and not open to the public after hours or in the evenings.

Ms. Hoyer said and then what would the truck bay be used for? Is that part of the things that you've been thinking about? Mr. Buck said one of the things, certainly Parks maintenance with their lawn mowers, snow blowers and all their things; they have one maintenance garage now at Happy Hollow Park and it's full. Chief Drew said they're using the truck bay right now. We'll modify it to fit the fire truck, but they are actually using it right now to house equipment and do their maintenance in there, too. Mayor Mills said they're actually going to have to vacate that space. Ms. Hoyer said so where is that stuff going to go? Mayor Mills said the Police Department has some storage mixed in with Parks in the barn now. They're going to have to move their stuff out because the Parks is going to have to shift their stored material to the other part of the barn. So, everybody is going to shift around so that we can accommodate the fire station temporarily and then they'll shift back. Mr. Buck said some of it is going out of here to other places at this site and some of it is going to other sites. Some of the office stuff is going to the Lily Nature Center—and cramping things out there. Ms. Hoyer said so, here and there is the answer. Mr. Buck said here and there because they're full at the other places too, from what I understand. They'll be able to use that as more of a work shop. It

keeps it centrally located to where they're doing that stuff now and it keeps it a little farther away from Amberleigh Village. It's more enclosed, with the U shape of the barn, so it's not as visible and not as noisy or anything like that.

Mr. Buck continued with the timeline on this—they're putting together the base information and field survey material and getting ready to do a survey. They've done some survey and really just elevation shots on the floor slab to know what the elevations are. If we have to look at a floor drain or anything like that in here, we need to get some background data to know and be able to evaluate for those issues. We're hoping to be able to have construction documents mid May and be bidding that at the end of May or the beginning of June to be able to start construction immediately. But again, that's just tentative. We want to talk to Amberleigh Village and then in mid May at your normal meeting, we anticipate that will be the time when we'll know enough to ask for an appropriation. Phil has an equipment list that he's going to need to move in and be ready to operate. That's something else that we're trying to keep enough room in what we're try to do so that we can get the equipment that he needs. Chief Drew said and the equipment list, at least right now, will be for equipment that will be used here and then it will be transferred to the permanent station later on. Then there will be other items that we won't purchase yet, we'll wait until we get out of there and we have the space and the station designed to hold the equipment. Mr. Buck said either way, we're not going to be ready to bid and sign a contract, prior to your normal May meeting anyway. I don't know that that tentative 27th date, we haven't put anything in the paper or anything...that date has passed so we feel like we'll be ready by that point.

Ms. Hoyer said so this pretty much is the plan. There's not anticipated any changes to this, even after meeting with the Amberleigh Village people. Really the meeting is just to explain to them that this is temporary and some talk about buffers, not really about uses or any configuration of the building? Mr. Buck said nothing major. We wouldn't necessarily want to change anything major about this. We've looked at a lot of...how many options have we had? Chief Drew said this is No. 6, I believe. Mr. Buck said this is No. 6 or it may be No. 7. We have added space over here for an engine room, because this is the drive going out and the provisional thinking was to keep that in mind and make it as easy to get out as possible. We wanted to feel comfortable trying to afford and do in keeping this temporary, plus it's more unobtrusive toward Amberleigh Village having the truck over there rather than in the middle. We do want to know what their concerns are and if we can make additions and minor changes to this to accommodate them, then yes, we'll do that. This is one reason why we haven't gotten too far on the cost numbers, because landscaping costs could be a little.... There's landscaping on that west side. We may need to create an area at the end of the building that is completely landscaped and raise a true buffer barrier that is much denser. That would add some costs and we want to leave room to be able to do that. If we have to do less on the inside, maybe we can do that and look for ways to back it down. Ms. Hoyer said in other words, you're saying this is the least expensive use of the existing building that can be converted that you've looked at. Mr. Buck said yes.

Mr. Oates said I think it's really critical to talk to the Amberleigh Village people. I know that on a number of public outings that I've had recently that I've heard from a number of Amberleigh Village residents and their main concern is that this is a temporary location for the fire station. They're all looking at it saying well, what happens when we get two years out and you don't have a place and this becomes permanent and we kind of get it shoved down our throats? They're looking for some kind of guarantee. Mayor Mills said correct, we've all heard the same thing and that's why we've scheduled this special meeting. Mr. Buck said that's one reason why we've tried to keep this as bare minimum. They're going to be pretty uncomfortable while they're there. That situation will only motivate everybody to get through the process of the permanent station construction and moving out of there.

Mr. Oates asked how many employees are we going to house at this facility? What's the standard shift? Chief Drew said three will be the minimum; there will be a few days that we will have four. Ms. Hoyer said three is your minimum or your usual? Chief Drew said most days there will be three firefighters out there. Ms. Hoyer said and a dispatch person, or does one of the firemen do the dispatch or the communications? There will just be three people and they will all be firefighters? Chief Drew said yes.

Mr. Belter said Phil, Dave, Jan is there anything you would like to add? Mayor Mills said I'd just like to talk about the first meeting that was held. I'd like to give an update on that. I know some of you were there. We had the first meeting at Cumberland School last week. I am guessing that we probably had close to 60 people—a very good turnout. I thought it was a very good meeting. I think we all were very satisfied with it at the end of the night. We were there three hours and we went through all the site locations and talked about the other issues that impact the location—wastewater issues and the future issues of annexation. We really were very thorough. We are attempting on the next meeting to be a little bit more concise. We had a great deal of back and forth question and answering. There were plenty of comments and questions from the audience the entire time which was very good. I will say at the end of the night everybody clapped, so I think they felt comfortable with the good job that they thought Phil had done in providing information. We have had people already send in their comment sheet and we're making a file of those and we'll keep looking at those and some of the comments that people have added. It was a very good meeting and we're looking forward to the second one which will be the 26th at Morton. We'll hopefully get some of the same people, but maybe different people from other parts of the community that want to come and hear or make a comment. I think the process is really going well.

Mr. Oates said has there been contact with the Parks Board as to the use of this facility and whether they're on board with this? Mayor Mills responded yes, Joe (Payne, Parks Superintendent) has had conversations with the Parks Board. They will actually discuss it on Monday night at the Park Board meeting. Mr. Buck said after Sunday, those boards (referring to the display boards) are going in Joe's office for Monday night.

Mr. Belter asked are there any questions from the Commission? Ms. Damico said will we be able to see those input forms? Do you know about how many you've gotten? Mr. Buck said 10 or 12 maybe. Some folks turned them in. We got most of those that evening of the meeting. We've had maybe three or four since then. They have their name and address on them and we would probably want to cover that up, if we were to make it public. I don't have a problem with it, but that has not been part of the way that we presented that information—that it would be shared. Ms. Damico said well maybe a synopsis of what...Mr. Buck said we're definitely going to make a summary of the comments. We might say this comment was made and this was the average ranking of these elements in the section where they rate the selection criteria that are important to them. We'll summarize all that information. Ms. Damico said I think I'd be most interested in the comments because I attempted that ranking and it was difficult for me. I wasn't clear on what some of the criteria was and so I think those would probably be more important. Mayor Mills said almost everyone has commented, so I think the comments will be important for all of us. We'll just put all the comments on a sheet without names and then nobody should be upset.

Mr. Oates said at one of the prior meetings, I think Steve brought it up that we should looking in terms of looking down the road a little bit on this fire station issue. Also, that we're not just looking for Fire Station No. 3, but we should be looking for a location for Fire Station No. 4. Are we doing that with these public meetings too? Mr. Buck said we spent quite a bit of time discussing the future growth as it relates to the sanitary sewer and the transportation network and where it's likely going to happen to the City. No matter where Station No. 3 is proposed or could go, the main purpose is covering the annexed area where the likely growth is going to go. Are we entering the need or the necessity for Station No. 4? Phil talked quite a bit, too, about the operational aspects of having three stations versus four stations and what that does in response of a fire call and having the ability to leave one station of four in service and still leave a back up. They could have a couple of calls, and they would not have to have everybody that's on duty go to the fire. So that's the threshold from three to four. There's a lot of merit to planning for a fourth station and roughly looking at and identifying areas. The road network is not built yet and some of the routes aren't even selected. The County is currently setting the Cumberland Avenue Corridor and where exactly to put that extension; intersecting with U.S. 231, but also all the way to Klondike Road. Once that is laid down, then those types of things could be identified and actual parcels could be targeted. Mr. Oates said I should think that if we do, because this is kind of a nebulous area because we're not sure exactly where it's going to end up, that at least it stays on our "Old Business" category so that when we do enter in, it pops back up so that we can take the steps at that point, and get out in front of the curve as opposed to being behind the curve on it. I think it would just make it much easier then for developers to go in afterwards and say we'll put this community in and oh by the way, there *is* a fire station sitting right here—which may be a negative, it also can be a positive, I think. Ms. Hoyer said or there *will* be a fire station, it's not here now but...Mr. Oates said yes, that's what I'm saying. Ms. Hoyer said and the other thing is, what Steve has pointed out many

times, the Commission tends to be opportunistic when something presents itself; we should take advantage of it. We should be looking for those opportunities.

Mayor Mills said if I can just add one thing, I'll say that the decision to annex, even though that has been out there for many years in the Strategic Plan—the City would not have started that process last year if residential growth hadn't taken off in the way that it did. It's difficult to know...U.S. 231; we can anticipate that, because we know the road is going in. It's difficult, I think, to anticipate annexing north because we were waiting for growth to begin. In some respects, we may be a little bit behind the plan, but the plan is dependent on growth in our community happening. Mr. Oates said my comment wasn't criticism; my comment was more forward thinking that in future, if we had this space, let's get it done now. Mayor Mills said we agree with you 100 percent.

Mr. Belter said Josh, do we have any other Old Business? Mr. Andrew said none that I'm aware of. Mr. Oates said before we go on, I do want to make one other comment. I'm really impressed by the fact that we took this step back and looked at it again and said we really need to get a whole lot of people involved in this. I really want to commend the folks here at the City for doing that because I think that this is critical to get the local community members involved in this. It sounds like we're doing that and we're doing it the right way now. I commend you for doing that. Mayor Mills said thank you.

NEW BUSINESS

Mr. Belter stated the first item of new business is the authorization of the trustee to pay claims. Mr. Oates made a motion to pay the claims as presented. Ms. Damico seconded. Mr. Belter said Charlotte and Dave have the claims all been approved and reviewed? Mr. Buck and Ms. Martin said yes they have.

Mr. Gall said I can give you an update. We're getting ready to proceed with the planting out on the midway. Those contracts are all done and signed and materials are ordered. You'll be beginning to see that underway shortly; Nighthawk Trail, the same. Milestone has their purchase order to do the paving work and we're going to allow them to select a time that works out well with their paving program. That was part of the deal with that purchase order.

Mr. Gall continued with if you've been in the garage, you may *not* have noticed the work has begun from the top down. They're going with the path of the least resistance. There aren't many cars at the top and as we get lower and lower, we'll be impacting more and more people in terms of moving cars around. We're having mostly success with the parking. What I didn't know is, that people park in there with their parking passes and then go home to their foreign countries for months at a time. We have some cars—they won't be back until August. We just work around them. Ms. Damico said is it a monthly parking pass? Mr. Gall said yes, some people are there with their

apartment, or they've purchased monthly parking passes for an extended period of time and leave their vehicle while they go back home to wherever that is or go out. So there are some cars there that we're just going to work right around and move on. Mr. Bauman said or move them. Mr. Gall said so far we've been able to work around them; moving people's personal property gets to be sticky, sometimes. Mr. Oates said I'm not sure that the Wabash Landing Garage really wants to get in the tow truck business. Mr. Gall said we're working very hard to get around them. We have some cars in the garage that are probably parked there illegally. Some tenants are sharing parking passes, so there's no way to identify some of the cars. Some have been there for a long time. They got in there using someone else's card; the plate isn't on anybody's record, so we're trying very hard to work around those situations. Whether or not we'll have to have a car moved, I don't know yet. We hope not. We really would like to not do that. Mr. Buck said we've moved cars as part of the street resurfacing, around the corner but we don't tow them. Mr. Gall said right, we're going to try real hard not to do any of that. The work is going on and we would like to be out of there before graduation. The stairwell will be the last thing we do.

Mr. Gall said the storm and sanitary work for New Chauncey; those bids are due next Tuesday. Jeromy (Grenard) and Dave's (Buck) office (Engineering) has been working primarily on coordinating that. We'll come in and be able to get that started. We have some public meetings with those businesses and landowners to work out traffic issues up and down Salisbury or alternate routes. It certainly will be a challenge, but there's a lot of work and it has to get done. Most seem to have a pretty good attitude about it.

Mr. Belter said I think you mentioned Nighthawk Trail. Is that the one that goes back up ... Mr. Gall said it's an extension of Nighthawk Trail and it will back up into the apartment complex. Mr. Belter said Sagamore Ridge? Mr. Gall said yes, Sagamore Ridge. Ms. Damico said could you point that trail out to me. Mr. Oates showed Ms. Damico the location of the trail extension. Mr. Gall said on that map it's a small piece, it connects at the corner into the trail system; it just terminates into the apartments. Mr. Bauman said it also gives people access to the apartment drive from the bike lane along Soldiers Home as well. Mayor Mills said that neighborhood on the east side of Soldiers Home is anxious for it to be constructed because a lot of them feel it will be a safer way for them to get to Salisbury and bike somewhere else. They had a neighborhood association meeting the night before last and they're looking forward to that piece of trail being completed. Mr. Gall said the owner of the complex is very helpful. This is the second time that they've assisted on easement for trails. It's good for them too; it ties their entire complex into the trail system.

Mr. Belter said Dave (Buck), I think I've seen some construction work along Tapawingo South. Mr. Buck said yes, they have been installing the conduits this week. They've started that for the lights and spare conduits for the utilities on the north side of the road. Weather slowed it down a little bit yesterday. The rain that we've gotten has made it kind of muddy and difficult. What's really slowed them down on that, is the

earth work they been doing on the south side. The finish grading that they've been doing over there has not been able to move forward because of the mud. They hope to begin the trail construction with the placement of the stone next week. If they can get the dirt on the south side installed and graded and plant trees over there as soon as they get them delivered from Slusser's. It will start off a little slow, but they are out there working and they are pouring concrete, even with the weather. So, they are doing the pieces of sidewalk up on State Street that weren't finished and starting the accessible ramps at the intersection.

Mr. Belter said are there any other questions about the payment of claims. There were none. The motion to approve the payment of claims passed unanimously 3-0.

Mr. Belter said is there anything else before we go to public comment? Mr. Andrew said yesterday Endocyte came in for an abatement and we just did the first reading for Med Institute. Mr. Bauman said and Med Institute, the information in connection with their abatement request indicates they are planning on doubling their current staff and again, it would be very heavy on the scientific and technical people with very nice salaries. Terrific things are continuing to happen in the Research Park. Mr. Andrew said I think it's \$570,000 on Endocyte's application so far with a total of \$1,539,816 for research and development equipment. Mr. Belter said they keep a very low profile, but there are some fantastic things going on in that organization. Mr. Bauman said like I said, it's a very ambitious group. Mr. Oates said they're (Med Institute) a Cook Company? Mr. Bauman said yes they are. Mr. Oates said are they using the former Great Lakes property? Mr. Bauman said they have purchased that building and they are going to do extensive, as I understand it, renovations to the building, plus they're investing in a lot of new equipment and as they move that operation over there, they plan to double...Mr. Oates said then they're actually going to move there. Mr. Buck said they're actually well into their renovations. Mr. Belter said they're moving into the former Great Lakes building. Chemtura still owns and is using the labs that are adjacent there.

Mr. Belter said I'm sorry, I missed the details on the Endocyte comment. Mr. Bauman said they are continuing to invest in more equipment and bring more people on board as their technology moves forward through the various phases of testing and approval. Mr. Oates said and they're in one of the Purdue incubator buildings? Mr. Bauman said they moved from the original Phase I of the Park to the Purdue Technology Center. That building is now full. Purdue has announced plans to pursue the construction of a second incubation building. Mr. Andrew added of about 112,000 square feet. Mr. Bauman said it's very exciting to see things continuing. It's especially exciting to see them working on this next incubator building, because that allows some space in the pipeline for new companies and new technologies to be developed. Mr. Andrew said the old Whirlpool building is full. Ms. Hoyer said they're saying everything's full. Mr. Belter said I think Ron Ellis is going to be waiting again for space. There's not a whole lot of space left to expand. Mr. Bauman said no, aside from anything they're underutilizing, as I understand, the PTC is full. Mr. Belter said from a practical

standpoint, it's full. There's always some turn over and people expanding and shrinking in that area, but there's no significant space. In talking with some of the PRF folks that have explained to me how they have been converting conference rooms into offices and how they've been converting hallways into work rooms, so they're in a world of hurt.

Mr. Gall said I might add, the piece of infrastructure that you funded, the new portion of the Park, is filling up. There's another building going up now, not related to either of these. Mr. Bauman said and I share with you that we are hoping to work with them on the incubator in terms of the Certified Tech Park increment being used as we go forward and being committed towards that project which I think would be an ideal use of it because it helps build that pipeline for the coming years of future growth in the Park. Mr. Andrew added this is about a \$12M project for the incubator. They are out of space—that's a good problem to have. Mr. Belter said the Certified Tech Park thing is a little bit unusual in that majority of the process of applying for and creating the Certified Technology Park is a state process which is driven by the Research Foundation, but the West Lafayette Redevelopment Commission is the fiduciary agent for the money that Certified Tech Park raises. It's important that we be aware of what's going on, even though unlike the TIF districts, it's not something that's directly our responsibility. Mr. Andrew said I'll send the balances of the Certified Tech Park to all of you. Ms. Rhodes said it's \$700,000 plus. Mr. Andrew said yes, so far; out of \$5M (the ceiling of the Certified Tech Park funds). I think it's close to about \$4.5M that would be pledged toward the incubator—the new incubator. Ms. Damico said there was a terrific presentation at the Common Council meeting from Mr. Joe Hornett and if you missed that, the minutes to that would probably be pretty interesting. He did mention the administration and the Redevelopment Commission and how they played a part in that. Mr. Andrew said a significant part.

Mr. Belter said the next item of business is public comment. Are there comments from the public?

Jan Myers said I have a question to clarify to what was discussed at the last meeting about the temporary fire station. As I recall, last time we talked about tearing the end of the barn down. Now do I hear we're changing the roofs and the sides? Mr. Buck said last time we were looking at if it would be cheaper and quicker to go ahead and just strip it down and rebuild it. They've looked at it. It's substantial and sturdy enough. Ms. Myers said I just wanted to be sure what I was hearing. Mr. Buck said that's correct, a partial demolition is what we've been looking at.

Ms. Myers said I have a couple of other things. One is, before we reprint the trail map, it needs to be proofread. It's got labels in the wrong place, there are things missing. I went through it. So if anyone hasn't read it as a proofreading item, the newest trail map has some issues. Mr. Belter said can somebody get that information to Joe because I don't think we're responsible for the trail map. Ms. Myers said I don't think you are, but I just happened to be using this forum for it. Ms. Myers continued with there's a question that has come up in our neighborhood frequently...Mr. Oates said what neighborhood is

that? Ms. Myers said Wabash Shores, down here at Lindberg and Indian Trail, that subdivision. The other question that's coming up in the neighborhood is why does the City have another parking lot over on Salisbury that typically has no more than one or two vehicles a month in it? Mr. Gall said it's a parking requirement of the zoning ordinance when the police station was built to have a total number of parking spaces for all of city hall; for the total square footage that is required by city hall and the police station. Ms. Myers said even though it's not used? It had a certain amount of square footage, and the police station isn't full at this time, but that was a straight calculation from the zoning ordinance. Ms. Myers said there are several people in the neighborhood looking at that and sand and storm water going into sewers off of the pavement into the green area. Mr. Belter said the other thing is that parking lot was needed when the police station was being built because there were trailers for the police station out in the regular parking lot. Ms. Myers said I'm just making you aware the neighborhood is starting to notice that spending of money and no use. Mr. Oates said it happens all the time on the commercial side, I can tell you. I own a lot of parking lot. It's just a requirement of the zoning. I know when we were first doing the Farmers' Market, we looked hard and long at that parking lot as a location for the Farmers' Market, but if we took it at that point for vendors, there wasn't any place for anybody to park. So it was kind of a catch 22.

Ms. Damico said before we adjourn, I'd like to ask about the proposed trails. I like the fact that there's a proposed trail going to go out towards the new library. Do we have an order of things? Mr. Payne is not here, he might be the one to answer that. Which of these are going next? Mr. Oates said I think part of it, and I may be wrong, but this is not in the City yet—some of this land out here. So, until it gets in the City, I'm not sure...Mr. Andrew said it's in the County. Mr. Bauman said some of those, projected trails would have to do with when there's reconstruction of roads, that configuration would then include the trail. Ms. Damico said so that would wait until U.S. 231 was done. Mr. Oates said that's my guess, that when they build U.S. 231, this trail will probably get put in. Mr. Bauman said this would depend on the future reconstruction of Lindberg Road; to add a trail on the side. Ms. Damico said this is where the library is (referring to map – Northwest corner of Lindberg and Klondike Road intersection), so I think it would be great if we kept this in our mind set, to use any monies that we have, to go ahead and start getting a trail going that way if we could. Mr. Bauman said that segment of it would be a part of the road project at that time, which at this point would be county jurisdiction.

Mr. Buck said actually, the Western Interceptor Project is playing a role in making sure that some of U.S. 231 gets at least some trail in it. The part from State Street north, INDOT has been in contact since they've included context sensitive design with trail along that piece. That U.S. 231 Project is going to rebuild a part of Lindberg Road from McCormick to where that intersection goes through Lindberg and we have asked them to include trail on that small piece because the County has started to design Lindberg out to the library, if not well past it and they're including trail in that. A lot of this is in the works and it's probably going to happen. Mr. Oates said where's the western edge of the City right now off of Lindberg Road? Mr. Andrew said McCormick.

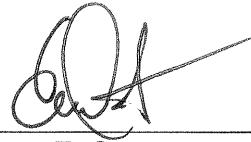
Mr. Oates said what is it, about a mile from McCormick to Lindberg? Mr. Buck said (referring to map) here are the City limits, right along McCormick for this little piece that runs south. U.S. 231 is going to come right through here and they're going to rebuild this little connector back to the intersection as part of the State Highway Project. Basically that sidewalk is going to match up to the trail and then the County from the other side of that intersection at U.S. 231, all the way out to Klondike, if not all the way to CR 400, is planning to urbanize that section with curb and gutter and at least sidewalk on one side of the trail. Mr. Bauman said the New Transportation Plan that's been approved identifies an urban area and calls for different treatment of the construction of those roads including sidewalk and trails and different cross sections. There's been a substantial change in thinking on that. Ms. Damico said that would be great because I think a lot of teenagers or maybe a little younger, would be able to ride their bike to that library but they couldn't now on Lindberg.

The Commission confirmed the following meetings:

Monday, May 14 at 12:00


Monday, June 18 at 12:00

Mr. Oates made a motion to adjourn the meeting. Ms. Hoyer seconded. The meeting adjourned at 12:55 p.m.



Lawrence T. Oates
Recording Secretary

Approved:



Stephen E. Belter, President

/djkl